

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Sharrock Drive Dingley Village VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Dingley Village

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7 Marjorie Avenue Dingley Village VIC 3172	\$765,000	06-May-19
9 Westbury Court Dingley Village VIC 3172	\$755,000	17-Aug-19
3 Chadree Court Dingley Village VIC 3172	\$771,500	21-Jun-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 November 2019



**7 Marjorie Avenue Dingley Village
VIC 3172**

3 2 2

Sold Price

\$765,000

Sold Date

06-May-19

Distance

0.38km



**9 Westbury Court Dingley Village
VIC 3172**

3 1 1

Sold Price

\$755,000

Sold Date

17-Aug-19

Distance

0.7km



**3 Chadree Court Dingley Village
VIC 3172**

3 2 2

Sold Price

\$771,500

Sold Date

21-Jun-19

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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